

**STAFF REPORT
CLEMONS SUBDIVISION**

FILE COPY

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: P#07-12 Clemons
DATE: January 7, 2008

I. GENERAL INFORMATION

A 41-lot major subdivision application, submitted by Highland Ridge Development, LLC, on an approximately 9.88 acre site. The lots range in size from 6,993 to 9,877 square feet. The subdivision would be served by sanitary sewer provided by the Douglas County Sewer District and public water from the East Wenatchee Water District. The subdivision fronts both South Lyle Avenue and 8th Street SE. A single access point is proposed to South Lyle Avenue. The subject property is within a portion of the SW 1/4 of Section 28, Township 22 N., Range 21 E., W.M.

II. SITE INFORMATION

Total Project Size: 9.88 acres
No. of lots 41
Domestic Water: East Wenatchee Water District
Sewage Disposal: Douglas County Sewer District #2
Power/Electricity: Douglas County PUD
Fire Protection: Douglas County Fire District #2

Site Characteristics: The subject property is characterized as rolling, sloping, downhill from the northeast to the southwest with slopes varying from 6% to 16%. There is one existing home onsite and outbuildings which will be removed, and the previous orchard has been removed.

Zoning and Development Standards: The subject property is located within the Low Residential (R-L) Zoning District, which allows for subdivisions. Applicable development standards set forth in Chapter 17.24 "R-L Residential Low Density Zoning District".

Major Subdivisions:

The requirements of Title 17, "Subdivisions", Douglas County Code, apply to the design and review requirements for approval of major subdivisions of 5 or more lots, parcels or tracts.

III. COMPREHENSIVE PLAN:

The Greater East Wenatchee Area Comprehensive Plan designates this property as Low Residential. The density permitted in the Low Residential designation is 6 residences per acre. The following goals and policies set forth in the comprehensive plan are relevant to this development:

HOUSING

GOAL: To provide for a sufficient number of safe, attractive and affordable residences for people of all income levels.

GOAL: To provide for a variety of housing types and densities to ensure a range of affordable housing options for all segments of the community.

GOAL: To insure that public facilities and infrastructure are available to support development at urban densities in advance of or concurrent with development.

POLICY H-1: Require residential development at urban densities to locate within urban growth areas consistent with the comprehensive plan.

POLICY H-6: Require the construction of sound, safe, and sanitary dwelling units.

POLICY H-13: New residential development in the urban growth area must be concurrently served by a full range of urban governmental services. On-site sewage disposal systems are a temporary option in the urban growth area and may not be appropriate in some circumstances due to soil conditions, proximity to ground and surface water resources and the availability to public sewer. "Dry Lines" for centralized public collection should be installed at the time of development to facilitate eventual connection at a lower cost.

POLICY H-23: Ensure that new developments provide adequate street illumination.

UTILITIES

GOAL 1: Facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the Area, in a fair and timely manner.

POLICY UT 2: A full range of urban services shall be provided within the entire urban growth area by promoting utility extensions to those areas needing urban services.

POLICY UT 4: Insure that development take into account the timely provision of adequate and efficient utility systems.

POLICY UT 5: The cost of on-site utility improvements or site preparation for developments, such as surface drainage, utilities, and water and sewer systems should be the responsibility of private enterprise.

POLICY UT 7: Facilitate the provision of urban services to all areas in the urban growth area by sizing and locating new services that will efficiently accommodate future service extensions.

POLICY UT 10: Require the under-grounding of utility wires, where feasible.

GOAL 5: Provide an efficient surface and stormwater management system that serves community residences and business in a manner that makes efficient use of limited resources and minimizes damage to public and private property from flooding events.

POLICY UT 25: Require new developments locate required stormwater management facilities on-site unless a regional facility benefiting a drainage has been constructed with sufficient excess capacity to serve the development

TRANSPORTATION

GOAL: Provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy and efficiency.

GOAL: Ensure adequate and safe access to property via a system of public and private roads.

POLICY T-4: Permanent cul-de-sacs shall only be permitted in situations where it can be demonstrated that the design provides an acceptable level of network circulation and the prohibition of cul-de-sacs creates an unreasonable economic burden.

POLICY T-5: As development occurs, require the extension of dead-end streets which improve access and circulation.

POLICY T-6: As public and private development occurs, ensure that transportation system improvements have adequate streets, sidewalks and walkways; and are consistent with the transportation and adopted system design.

POLICY T-16: Design transportation facilities within the Greater East Wenatchee Area that minimize adverse environmental impacts resulting from both their construction and use.

POLICY T-18: Allow land use changes only when proposals are consistent with the adopted transportation level of service standards of the comprehensive plan.

POLICY T-24: All road construction projected shall meet or exceed the minimum requirements for stormwater runoff.

IV. ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-significance with a 14-day comment period on December 27, 2007 in accordance with WAC 197-11-340.

VI. AGENCY AND PUBLIC COMMENTS:

The public and applicable agencies have been given the opportunity to review this proposal. All comments received are included as Appendix A.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive plan consistency:

The proposal is consistent with the goals and policies of the Greater East Wenatchee Area Comprehensive Plan. The proposed lot sizes meet the density standards for residential lots. The development will be served by the full range of urban services. In addition, the transportation system will be adequate to accommodate the increased traffic created by the new homes with approved road improvements.

Consistency with the provisions of Title 17, "Subdivision", D.C.C.:

As conditioned, the proposed subdivision is consistent with the provision of this title.

Consistency with the provisions of the R-L Zoning District, Chapter 17.24, East Wenatchee Municipal Code:

Douglas County has adopted portions of the City of East Wenatchee Municipal Code applicable inside the Urban Growth Boundary of East Wenatchee. The Residential Low Density District is one the County has adopted. The minimum lot size in this district is 7,00 square feet. Proposed lot 38 is listed at 6,993 square feet. In order for this development to be consistent with the district minimum lot size, this lot will need to be increased by 7 square feet. As conditioned, the proposal is consistent with the provisions of this chapter.

Consistency with Chapter 17.72, “General Regulations”, EWMC:

Minimum lot frontage has been addressed by the proposal. Lot sizes appear adequate to address setback requirements and provide building envelopes for each parcel. As conditioned, the proposal appears consistent with the provisions of this chapter.

Consistency with the provisions of D.C.C., Chapter 20.34, “Stormwater Drainage”

The applicant has submitted a preliminary stormwater plan developed by a professional engineer licensed in the State of Washington. As conditioned, the proposal is consistent with the provisions of this chapter.

Consistency with the provisions of D.C.C., Title 12 “Road Standards”

The applicant has submitted a preliminary design developed by a professional engineer licensed in the State of Washington. The applicant has proposed a new public road within a 50 foot right-of-way accessing off of South Lyle Avenue. Two temporary emergency vehicle turn-arounds are proposed and the ends of Roads A and B. These temporary turn-arounds will allow for coordinated and consistent development of adjoining properties. The subdivision was re-designed at the request of the Transportation Services. As conditioned, the proposal is consistent with the provisions of this title.

Agency comments:

Agency comments have been included as conditions of approval to address the individual jurisdiction of the agencies.

VIII. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 17, 19 and 20 of the Douglas County Code, Chapter 17.24 and 17. 72 of the East Wenatchee Municipal Code, and the Greater East Wenatchee Area Comprehensive Plan. Staff recommends approval of P#07-12, subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. The applicant is Highland Ridge Development, LLC, 1920 8th Street, East Wenatchee, WA 98802.

2. The subject property is located within the East Wenatchee Urban Growth Area.
3. The Comprehensive Plan Designation is Low Residential.
4. The subject property is located in the R-L Residential Low Density District of the East Wenatchee Municipal Code, which allows for subdivisions.
5. The minimum lot size in the R-L Residential Low Density District is 7,000 square feet. Proposed lot 38 is 6993 square feet.
6. RCW 58.17.110(2) requires that appropriate and adequate provisions be made for streets or roads, alleys or other public ways.
7. The subdivision will access South Lyle Avenue via a new public street within a 50' right-of-way. The road will be constructed to Douglas County Road Standards for a Urban Local Access Road. The new street will end in two temporary turn-arounds. All roadway improvements would be the responsibility of the developer.
8. Section 12.50.150, D.C.C., authorizes the requirement of frontage and off-site improvements to the transportation system that serves the development.
9. Section 17.04.040(A), D.C.C., authorizes dedications of right-of-way and improvements to the area directly affected by the development.
10. In order to meet the state requirements for Enhanced 911 service, all lots within this plat will be addressed prior to final plat approval.
11. This development falls inside the Kentucky Street Wellfield Aquifer Recharge Area (Wellhead Protection Zone) and must be consistent with Douglas County Code, Chapter 19.18E.060.F:
12. Comments from reviewing agencies have been considered and addressed where appropriate.
13. Douglas County issued a Determination of Non-significance with a 14-day comment period on December 27, 2007 in accordance with WAC 197-11-340.
14. Surrounding property owners were given the opportunity to comment on the proposals, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
15. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
16. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
17. The Eastmont School District #206 has determined that the District has insufficient capacity in existing facilities to accommodate increased student enrollment associated with increased residential development.
18. The applicant completed a Cultural Resource Survey and submitted the results in a letter dated September 17, 2007, in response to a request from the Washington State Department of Archaeology and Historic Preservation and the Confederated Bands of the Yakama Nation. The report indicated that no cultural resources were found.
19. Design and construction of the stormwater facilities for the site and the road shall conform to the requirements contained in the DC Road Standards including, but not limited to, Section 12.52.050 *Stormwater Management*, and the Stormwater Management Manual for Eastern Washington (SWMMEW).

20. Section 17.24.150 of the Douglas County Code requires that every subdivision shall be served by a water supply system approved and installed to meet the requirements and standards of the Chelan Douglas Health District.
21. Douglas County Land Services approved a Boundary Line Adjustment (BLA) on April 25, 2007. The BLA has not been recorded with the Douglas County Auditor's Office.
22. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Greater East Wenatchee Area Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interests will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Title 17 "Subdivision", Title 18 "Zoning", Title 19 "Environment", and Title 20 "Development Standards", of the Douglas County Code and Chapters 17.24 and 17.72 of the East Wenatchee Municipal Code.

Suggested Conditions of Approval

1. The project shall proceed in substantial conformance with the plans and application materials of file, except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. A plat certificate showing parties of interest from a title company must be submitted with the blueline drawing. All parties having an ownership interest in the subject property shall acknowledge the plat.
4. It is the responsibility of the applicant to contact the Douglas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
5. The Assessors Office has indicated that the plat name is close to existing plat names. Prior to final plat approval, the plat name must be approved by the Assessors Office.
6. All improvements shall be in place prior to plat finalization or a subdivision agreement must be entered into between the applicant and the County. The subdivision agreement shall specify surety, time frames, etc. If the developer elects to enter into a subdivision improvement agreement, an appropriate financial security such as a surety bond or irrevocable standby letter of credit shall accompany said agreement in conformance with D.C.C. 14.90.
7. An addressing plan shall be assigned by Douglas County Transportation Services during blue line review of the final plat. Addresses for each lot shall be shown on the face of the final plat mylar prior to final plat approval.
8. During construction, all work associated with the proposed project shall occur between the hours of 6:00 a.m. to 7:00 p.m., Monday through Friday and 7:00

- a.m. to 7:00 p.m., Saturday. Construction activities on Sunday shall not commence before 8:00 a.m. and shall conclude by 7:00 p.m.
9. All lots within the subdivision shall be at a minimum 7,000 square feet.
 10. Prior to final plat approval an agreement shall be entered into with Eastmont School District #206 that either provides a proportionate dedication of land for schools and school grounds or that the developer enter into a voluntary agreement for payment in lieu of dedication in accordance with RCW 82.02.020.
 11. Prior to final plat approval, written verification from Douglas County Fire District #2 of satisfaction of the following requirements must be submitted:
 - Adequate fire flow and fire hydrants per DCC 15.28;
 - Adequate access roadway per DCC 15.24;
 - “No Parking” signs in compliance with Appendix D of the International Fire Code shall be provided in the emergency turn-around.
 12. The following language must appear with the Health District signature line:
 - “The Health District makes no representation as to the legal availability of water to this plat.”
 13. The developer shall coordinate with the Douglas County Public Utility District (PUD) to determine necessary improvements and easements that may be required in order to provide electrical service to the plat. Written verification from the Douglas County PUD that easements and improvements have been addressed to their satisfaction, shall be required prior to final plat approval.
 14. The developer shall coordinate with the Douglas County Sewer District and East Wenatchee Water District for the provision of sewer and water service. Written verification must be provided to the Chelan Douglas Health District that sewer and water service is available to each lot prior to final plat approval.
 15. Prior to final plat approval written verification must be received from the Wenatchee Reclamation District that all of the Districts requirements have been met.
 16. A dust abatement plan shall be filed with and approved by Douglas County prior to any clearing, grading, and/or construction. Washington State Department of Ecology accepted dust control measures shall be adhered to, both during and after construction. The plan shall also include a 24 hr. a day contact for the person responsible for dust control on the project.
 17. Individual/common plan of development for this proposal exceeds 1 acre of disturbed ground. This meets the threshold used by the Washington State Department of Ecology in administering their General Permit to Discharge Storm Water Associated with Construction Activity. If required the permit shall be obtained prior to beginning ground breaking activities. The Department of Ecology contact for this area is Cory Hixon (509) 454-4103. Acquisition of permits is the responsibility of the applicant.
 18. The Boundary Line Adjustment approved by Douglas County Land Services on April 25, 2007 shall be recoded with the Douglas County Auditor prior to submittal of the blueline review.
 19. Final plans for on site and off site road improvements designed by a professional engineer licensed in the State of Washington shall be submitted to and approved by Douglas County prior to construction. Construction plans shall be prepared in

accordance with the requirements of Douglas County Code Chapters 12, 17, and 18, to AASHTO Policy on Geometric Design of Highways and Streets, in accordance with the current Douglas County Road Standards adopted in ordinance #TLS-04-02-30B on August 10, 2004, and other applicable existing code requirements.

20. Final design plans for the improvements in public rights-of-way and affecting existing public facilities require County acceptance prior to the start of construction.
21. Prior to final plat approval a 1-foot non-vehicular access easement shall be recorded and shown along the western property line of Lots 1, 2, 3, & 41, and the southern property line of Lots 4-10. A physical barrier, temporary in nature and approved by Douglas County, shall be placed along the one-foot easement. All lots must access from the internal road system. No direct access will be permitted to either South Lyle Avenue, or 8th Street SE.
22. Frontage Improvements are addressed in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards.
 - 8th Street SE is designated as an Urban Collector. Because the facility is located inside the Federal Urbanized Area, Figure 3-8, Urban Collector, of the road standards is the applicable road standard. This standard includes a half street asphalt width of twenty-one (21) feet. This section is comprised of 8" CSBC, 4" CSTC, and 3" ACP. The existing condition of 8th Street SE includes an eleven (11) foot lane with a one (1) foot wide gravel shoulder.
 - South Lyle Avenue is designated as an Urban Local Access. Because the facility is located inside the Federal Urbanized Area, Figure 3-7b, Urban Local Access, AADT 200 and over, Parking both sides, of the road standards is the applicable road standard. This standard includes a half street asphalt width of eighteen (18) feet. This section is comprised of 8" CSBC, 4" CSTC, and 2-1/2" ACP. The existing condition of South Lyle Avenue includes a thirteen (13) foot lane with a one (1) foot wide gravel shoulder.
23. The required road improvements for this development include:
 - The internal streets shall be full width streets in accordance with Figure 3-7b, Urban Local Access Road.
 - The intersection of the interior road system with South Lyle Avenue shall be constructed in accordance with Figure 3-7b, Urban Local Access Road. Final configuration of the intersection is subject to review and acceptance by the County Engineer.
 - *The proposed road configuration is subject to review and acceptance by the County Engineer. The construction plans shall provide sufficient data beyond the eastern property line to determine the feasibility of the future connectivity of the internal local access road system to future road systems to the east of the property.*
 - Half Street frontage improvements to 8th Street SE shall be constructed along the project limits in accordance with Figure 3-8, Urban Collector. Right of way

- shall be dedicated as necessary to bring the width from monumented centerline up to thirty (30) feet.
- Half Street frontage improvements South Lyle Avenue shall be constructed along the project limits in accordance with Figure 3-7b, Urban Local Access. Right of way shall be dedicated as necessary to bring the width from monumented centerline up to twenty-five (25) feet.
 - Temporary turnarounds, located in easements, are required at the end of the local access streets in accordance with the requirements of Figure 3-9 of the DC Road Standards to accommodate emergency response vehicles. Measures to accommodate snow removal and storage shall be incorporated and shown on the plat, including a 30'x30' snow storage easement. The temporary turnaround shall be approved by the Douglas County Fire Marshall and the County Engineer.
24. The non-buildable lot designated to become part of the Cooper property as part of a future boundary line adjustment shall be labeled as a tract until such time that the BLA is complete.
25. All new or revised driveways and accesses onto a County Road (including temporary or construction accesses) require an approved access permit as per the procedures in DCC 12.24, *Approaches to County Roads*.
26. Illumination shall be designed and installed consistent with Douglas County Code Section 12.58.100 *Roadway Illumination*, and follow Douglas PUD Standards for un-metered lights. The applicant shall be responsible for PUD charges for connection of street lights to the transformer or hand hole.
27. All improvements shall be in place prior to final plat approval, or a subdivision agreement must be entered into between the applicant and the county. The subdivision agreement shall specify surety, time frames, etc. If the developer elects to enter into a subdivision improvement agreement, an appropriate financial security such as a surety bond or irrevocable standby letter of credit shall accompany said agreement in accordance with DCC 14.90, *Performance Assurance and Guarantee*. Bonding of improvements in lieu of construction shall be at the discretion of Douglas County.
28. Prior to final plat approval and/or release of financial security, the engineer of record shall provide written certification that the final construction plans for the internal road, utility plans, stormwater systems, and site grading plans have been constructed in accordance with the conditions of approval, Douglas County Code, the approved construction plans, and geotechnical assessments. Monitoring shall be required as determined appropriate by the engineer or geologist of record and in accordance with the Comprehensive Road Standards (DCC) with final reports submitted to Douglas County.
29. Prior to final plat approval, requirements for acceptance of the constructed improvements shall be met in accordance with the Road Standards, including Section 12.56.110 *Final Acceptance*, and 12.50.110 *Performance Assurance, B. Maintenance Performance*.
30. Prior to final plat approval, a private access maintenance and improvement agreement must be recorded and AF# referenced on the face of the final plat. It

- shall be clearly noted on the face of the plat that Douglas County will not maintain the private access.
31. Utility installation/replacement/upgrade within the Douglas County right-of-way, including but not limited to 8th Street SE and South Lyle Avenue shall be approved by Douglas County. Damage to existing roads, both public and private, (including but not limited to 8th Street SE and South Lyle Avenue) resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way. Repairs shall be completed prior to final plat approval. Repair of existing road surfaces may include overlays of the existing road surface, full or half width, depending upon the extent of impact to the existing road surface due to the construction activities. Existing moratoriums on public roads may limit utility work to boring or pushing. DCC 12.20.060, *Specific requirements - Underground utilities*
 32. Five foot utility easements are required along all lots or tracts with county road frontage in accordance with the Douglas County Road Standards.
 33. The applicant shall be responsible for preventing mud, dirt and debris from leaving the site, including stormwater runoff from being tracked or otherwise discharging onto the public right-of-way or adjacent properties.
 34. Prior to final plat approval, the applicant shall demonstrate compliance with Douglas County Code, Chapter 19.18E.060.F.
 35. A final stormwater drainage plan designed by a professional engineer licensed in the State of Washington shall be submitted to and approved by Douglas County prior to construction. The entire site must be designed to retain all runoff from a 2-inch storm event in a 90-minute period utilizing a Type II SCS rainfall distribution in accordance with DCC 20.34 *Stormwater Drainage*, together with applicable local, state and federal regulations at the time of drainage plan submittal. The plan shall take site grading into consideration and its effect on adjacent properties and shall accommodate off-site runoff. Measures to address stormwater infiltration during frozen soil conditions shall be included. The stormwater plan must have supporting calculations and final "as built" drawings shall be delivered to Douglas County upon completion. Any modifications to the system during construction shall be analyzed by the engineer and the results provided to the County to demonstrate the constructed stormwater facilities meet the conditions of approval.
 36. Prior to final plat approval, an operation and maintenance agreement must be recorded and AF# referenced on the face of the final plat regarding the private stormwater facilities. Said agreement may be incorporated into proposed protective covenants. It shall be clearly noted on the face of the plat that Douglas County will not maintain the on-site stormwater facilities. Douglas County shall have the right to periodically inspect these facilities to verify design capacity and operation. A perpetual access easement shall be granted to the County and/or other governmental agencies having jurisdiction regarding storm water facilities. The agreement shall specify the homeowners of the subdivision

- as having responsibility for the long-term maintenance of the private stormwater drainage system within the development.
37. The Preliminary Drainage Report indicates that stormwater is proposed to be infiltrated on site. Infiltration testing shall be performed prior to acceptance of the plans and report, in order to verify the suitability of the site to accommodate the proposed system.
 38. Stormwater detention facilities shall be located on a separate tract, under the functional control of the homeowners association. Douglas County shall have the right to periodically inspect these facilities to verify design capacity and operation. A perpetual access easement shall be granted to Douglas County and/or other governmental agencies with jurisdiction regarding stormwater.
 39. Storm drainage tracts and stormwater easements shall be clearly noted on the face of the plat. Restrictions on future use and grading allowed within these areas must be clearly noted and described in the homeowner's association documents or protective covenants and within the operation and maintenance agreement for the stormwater facilities.
 40. An Operation and Maintenance documents shall be provided, recorded and referenced on the face of the plat and within the CCR's for the subdivision. A note on the face of the plat shall reference the O&M document and note that the Homeowners Association is responsible for the maintenance of such facilities.
 41. Erosion control measures shall be designed in accordance with the Stormwater Management Manual for Eastern Washington (SWMMEW). Best Management Practices shall be employed to prevent runoff from flowing over the site slopes. Disturbed areas shall be re-vegetated and maintained throughout construction. Final grading shall incorporate permanent erosion control measures which routes stormwater runoff away from site slopes and directs the collected water to appropriate discharge locations.
 42. Stormwater system design shall include features, contained within an easement to be shown on the final plat, designed to prevent the runoff of stormwater onto adjacent properties of the proposed subdivision.
 43. Covenants for the subdivision shall incorporate a statement that lots owners are responsible for preventing stormwater runoff from discharging from their lot and onto adjacent properties.
 44. The Phasing of storm drainage improvements shall be prohibited.
 45. As necessary the engineer of record shall address the requirements and guidelines provided by the Department of Ecology, Underground Injection Control Program (UIC) as they apply to surface and subsurface infiltration facilities. The engineer of record shall certify that such facilities were designed and constructed and registered in accordance with applicable regulations prior to construction of such facilities and prior to acceptance of such facilities as complete.
 46. The following core elements requirements contained in the SWMMEW – Stormwater Management Manual for Eastern Washington, must be satisfied by the Developer prior to acceptance of the construction plans:
 - Core Element #1 Preparation of a stormwater site plan
 - Core Element #2 Construction of stormwater pollution prevention
 - Core Element #3 Source control of pollution

- Core Element #4 Preservation of natural drainage systems
 - Core Element #5 Runoff Treatment
 - Core Element #7 Operation and Maintenance
47. Appropriate measures to prevent sediment from leaving the site shall be maintained until such time as all on-site soils are stabilized. Prior to any on-site grading taking place, a temporary erosion/sedimentation control plan (SWPPP-Stormwater Pollution Prevention Plan), showing the location and control measures intended to minimize the effects of erosion and siltation due to construction operations shall be submitted and accepted by the County. This plan shall be maintained on-site at all times and modified as necessary to address erosion issues as they arise. Additional erosion controls shall be implemented as necessary to prevent sediment from leaving the site.
48. One access point for construction activities shall be approved. A stabilized construction access for the site shall be shown on the Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted and accepted prior to on-site grading taking place.
49. Any grading, filling, and the creation of steep slopes in relation to building sites, must be monitored on-site by an engineer and or geology firm. A soils report and indication of satisfactory placement of fill from the engineer or geologist shall be required for building sites subject to fill and or steep slopes. The report certified by an engineer or geologist shall be submitted with subsequent building permit applications.
50. Preliminary approval shall expire 5 years from the date of Notice of Action by the Douglas County Hearing Examiner. Final plat approval after the expiration will require the submittal of a new preliminary application and approval based on applicable documents and codes in effect at the time of re-application.

Respectfully Submitted,

Stephen Neuenschwander
Senior Planner

Attachments

Appendix A